PRJ19-00008 Attachment 087

CITY OF ISSAQUAH WASHINGTON

Community Planning & Development
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Natural Environment Checklist

The Natural Environment Checklist shall be used on public and private projects that have a Neighborhood Meeting in accordance with IMC 18.10.410(F). The Neighborhood Meeting handout and comments from the meeting are attached for reference.

APPLICATION INFORMATION:

Project Name:	Issaquah School District High School #04 & Elementary School #17
Permit Number(s):	PRJ19-00001, MSP20-00001, SDP20-00001, AAS20-00012, AAS21-00001, AAS21-00002
Address:	4221 228th Avenue SE
Parcel Number(s):	1624069001, 1624069029, 1624069031
Staff Contacts:	Cristina Haworth, Planning Consultant Email: CristinaH@issaquahwa.gov
Property Owner:	Issaquah School District #411
Authorized Agent:	Todd Sawin, PE, of AHBL 2215 N 30th Street Tacoma, WA 98403 tsawin@ahbl.com
Project Description:	Construction of a new consolidated high school and elementary school campus serving approximately 2,000 students and including sports, stadium, sports fields, tennis courts, outdoor learning spaces, structured and surface parking, utility upgrades, new pedestrian and vehicular circulation facilities, site retaining walls, and related improvements. Regulated critical areas present on the site include two Category IV wetlands. Work includes filling Wetland C and providing off-site mitigation. Wetland B will be protected and enhanced.

SPECIFIC CRITICAL AREA INFORMATION:

Critical Area(s) on-site and/or off-site whose buffers overlap onto the project site:

☒ Critical Aquifer Recharge Area
☐ Flood Hazard (*IMC 18.10.530 & 16.36*)
☐ Streams (*IMC 18.10.770-795*)
☒ Wetlands (*IMC 18.10.590–760*)
☐ Shorelines (IMC 18.10.940 and see below)

☒ Geotechnical including:
☒ Steep Slopes (*IMC 18.10.580*)
☐ Mine and Erosion (*IMC 18.10.520*)
☐ Landslide (*IMC 18.10.560*)
☐ Seismic (*IMC 18.10.570*)

PUBLIC ATTENDANCE AND COMMENTS:

(*See attached: Neighborhood Meeting Information Handout, written comments & Staff Notes*)
Number of Attendees at Neighborhood Meeting: **36** (including 4 City of Issaquah staff and 6 Applicant staff)

Number of written comments received: **24**

PROJECT CONSIDERATIONS BEYOND CODE COMPLIANCE & CRITICAL AREAS:

1. **How were the recommendations of the City's peer reviewers incorporated into the final approved study? Provide a description of the final approved Critical Areas recommendations and how these recommendations will be implemented. If some or all of the draft recommendations are not being implemented, why not?**

   The *Critical Area Study & Wetland Mitigation Plan* prepared by Wetland Resources, Inc. was peer-reviewed by Herrera. The report has been revised to incorporate the peer reviewer's comments, and the revised version was included with the Environmental Neighborhood Meeting materials. The peer reviewer confirmed the report and mitigation plan were generally consistent with applicable critical areas requirements set forth in the IMC. Staff noted that compliance with IMC 18.10.700 must still be documented to verify that impacts are both unavoidable and necessary. Staff will coordinate with the peer reviewer to ensure this comment is reflected in the review letter and the Applicant will be required to revise the report to incorporate this information prior to scheduling the public hearing for this project.

   The *Subsurface Exploration, Geologic Hazard, and Preliminary Geotechnical Engineering Report* prepared by Associated Earth Sciences, Inc. was peer reviewed by Wood Environment & Infrastructure Solutions, Inc. The report has been revised to incorporate the peer reviewer's comments, and the revised version was included in the Environmental Neighborhood Meeting materials. The peer reviewer must confirm the report is consistent with applicable critical areas requirements set forth in the IMC prior to scheduling the public hearing for this project.

2. **Does the project propose measures to preserve or enhance wildlife habitat or migration corridors?**
   ☒Yes ☐No

If yes, describe:
The Applicant is proposing to retain and protect Wetland B, a 280-square foot Category IV wetland with a low habitat value. Wetland B will be protected by establishing grading limits over 50 feet from the edge of the wetland. Pursuant to IMC 18.10.640(C), Category IV wetlands less than 2,500 square feet in size do not require a buffer, and the clearing limits are therefore established from the edge of the wetland itself.

The Applicant is also proposing to preserve existing, mature vegetation around the perimeter of the property shared with the Providence Point and Bellewood communities and large stands of mature trees along the 228th Avenue SE frontage. Selective removal of hazardous trees and removal of invasive species will occur within this buffer area. The Applicant will be required to preserve this buffer in an easement or similar protective instrument.

3. **Does the project propose any measures to reduce or control light and glare impacts on the critical area beyond those required by code (IMC 18.07.107)?**
☐Yes ☒No
If yes, describe:
N/A

4. **Will the project impact a scenic resource (rock outcroppings, mature stand of trees, etc.)?**
☐Yes ☒No
If yes, describe how is this consistent with Code:
N/A

5. **Is this project in Designated Areas of Specific Flood Hazard? Does the project propose measures to address being in this location? Does it comply with code (IMC 16.36)?**
☐Yes ☒No
If yes, describe:
N/A

6. **Will the project expose persons to or generate excessive ground-borne vibration or noise levels?**
☒Yes ☐No
If yes, describe:
The project is anticipated to generate short-term ground-borne vibration and/or noise while using equipment during construction of the project. According to the Draft SEPA Checklist, the noise will not exceed the maximum allowable levels set forth in IMC 18.07.136. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Heavy equipment, hand tools and the transporting of construction materials and equipment generate construction noise.

Long-term noise impacts associated with the schools are anticipated, including vehicular and school bus noises at school start and stop times, students playing sports, and spectator/announcement

noise during sporting events at the stadium and ballfields. Operational noise is generally expected to occur during school operating hours. The Applicant will install sound barriers as necessary to attenuate noise from mechanical equipment and vehicular traffic. Vehicle idling is prohibited by ISD as a matter of policy. The public address system in the stadium will be adjusted to comply with noise limitations and will not be used during nighttime hours, according to the Draft SEPA Checklist.

7. Does project direct drainage to or away from Critical Area?

☒Yes ☐No

Does the proposal meet Code?

☐Yes ☐No

If yes, describe:

Where improvements occur within the City of Issaquah, the project is required to comply with the 2014 Ecology Storm Water Management Manual for Western WA and 2017 Issaquah Addendum to the City adopted storm design manual. Where improvements occur within the City of Sammamish, the project is required to comply with the 2016 King County Surface Water Design Manual and the Sammamish Addendum to the 2016 KCSWDM. These manuals identify the requirements for the stormwater detention, treatment, and conveyance systems in each respective city where stormwater discharge will occur. Compliance with storm flow control and water quality treatment requirements are proposed through multiple detention vaults that will eventually discharge through existing stormwater systems to Laughing Jacobs Creek, the natural discharge location for the site. Staff has requested additional information about stormwater design and compliance with the adopted manuals. The Applicant must provide satisfactory information prior to scheduling the public hearing on this project.